



**GASCOIGNE
HALMAN**

King Street, Woodford
£775,000

THE AREA'S LEADING ESTATE AGENCY



This delightful five bedroom and three bedroom period family home reveals an abundance of superb living accommodation approaching 2000 sq/ft. Nestled in a quiet and inconspicuous setting overlooking open fields, this semi rural residence will appeal to those who enjoy immersing themselves in nature. This calming and tranquil location still delivers convenient access to Woodford and Bramhall but equally Wilmslow town centre is only a short drive away. The property itself is a hidden gem with a high specification finish throughout. Offered with No Onward Chain.

Property details

- Beautiful Period Family Home with Accommodation Approaching 2000 sq/ft
- Highly Desirable Semi Rural Location With Superb Views Across Open Fields
- Five Well Proportioned Bedrooms & Three Stunning Bathrooms
- No Onward Chain For Additional Convenience
- Spacious Front Garden With Carport Along With Private Rear Garden & Views Across Fields & Farmland
- Wonderful Location Close To Woodford As well As Easy Access To Bramhall Village & Wilmslow Town Centre



About this property

Leading down the private road of King Street you will approach a selection of period cottages which occupy this semi-rural setting. The private access reveals views across the countryside with a delightful unspoiled landscape reaching far and wide. The property itself offers vast accommodation approaching 2000 sq/ft. Internally the property has been meticulously updated harmoniously blending period features with a stylish modern specification which is in-keeping with the age of the home. A useful open entrance hall provides the perfect introduction. To the right there is a wonderful bespoke in frame shaker style kitchen, beautifully customized with ample storage. There is a large centre island with allows friends and family to congregate, promoting a sociable area to entertain. The large dining room offers an open plan arrangement to the kitchen and includes a feature fireplace and double doors leading to the rear garden. A further sitting room sits adjacent to the dining area which again includes a feature fireplace complete with statement design multi-fuel log burner. A living room/playroom displays the third reception room and with so many reception rooms this home demonstrates that there is room for everyone. A downstairs WC is neatly positioned off the entrance and completes wonderful ground floor accommodation. To the first floor there is a magnificent spacious landing area which branches out to four fantastic bedrooms. One of the double bedrooms incorporates an ensuite whilst a main contemporary family bathroom services the remaining bedrooms to the first floor. If you thought we were finished then wait until you approach the second floor which has been exquisitely transformed into a master suite, complete with large double bedroom and bespoke fitted wardrobes, a dressing room supported by additional built in storage and finally a delightful spacious bathroom with four piece suite. There are ample skylight windows flooding the top floor with natural light. Externally the property includes a brick built outbuilding which currently functions as a utility room and promotes additional storage. A large front garden and patio seating area delivers ample space for family gatherings whilst being able to watch the children play uninterruptedly. A covered timber carport provides parking whilst there is also a separate area for various sheds. To the rear there are uninterrupted views across the landscape and a spacious garden which can be enjoyed all year round. The property includes a vast range of solar panels which significantly improves the running costs of this family home. This rare to the market home is a unique opportunity not to be missed.









GASCOIGNE HALMAN







DIRECTIONS

SK7 1RL

COUNCIL TAX BAND

F

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Calor Gas

PRIMARY ARRANGEMENT FOR SEWERAGE

Private Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Yes

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

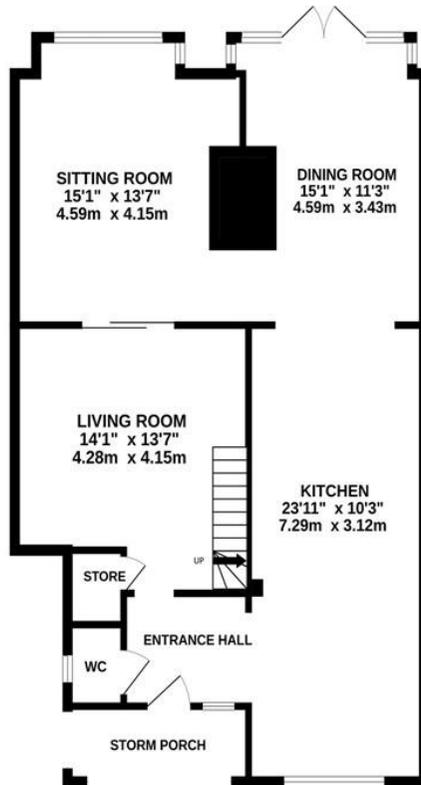
Yes

HAS PROPERTY BEEN FLOODED IN 5 YEARS

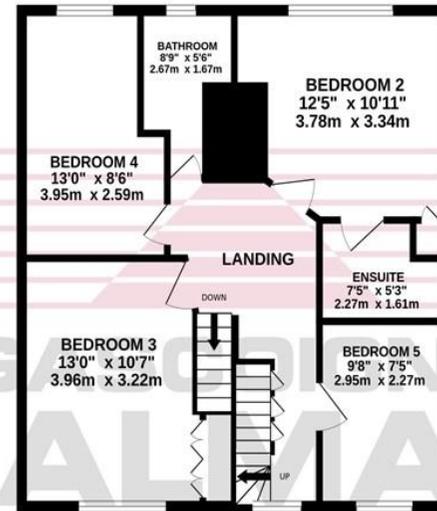
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

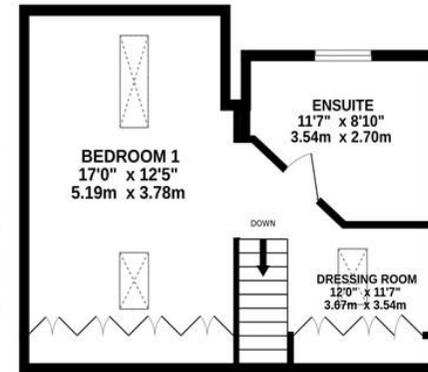
GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



2ND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1908 sq.ft. (177.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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